141.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	717,500 /	717,500
USE VALUE:	717,500 /	717,500
ASSESSED:	717,500 /	717,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WADZINSKI HENRY T & PAULINE
Owner 2:	
Owner 3:	
Street 1:	71 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1923 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	298,300		419,200	717,500
Total Card	0.137	298,300		419,200	717,500
Total Parcel	0.137	298,300		419,200	717,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.11 | /Parcel: 373.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
90323			04/24/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0001-0001.0

!10859!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,400	0	5,962.	419,200	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	235,800	0	5,962.	419,200	655,000	655,000	Year End Roll	1/3/2019
2018	101	FV	235,800	0	5,962.	371,300	607,100	607,100	Year End Roll	12/20/2017
2017	101	FV	235,800	0	5,962.	311,400	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	235,800	0	5,962.	311,400	547,200	547,200	Year End	1/4/2016
2015	101	FV	222,600	0	5,962.	269,500	492,100	492,100	Year End Roll	12/11/2014
2014	101	FV	222,600	0	5,962.	260,500	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	222,600	0	5,962.	247,900	470,500	470,500		12/13/2012

PRINT

Date	Time
12/11/20	01:06:19

LAST REV

Date	Time
03/23/20	09:50:45

danam

USER DEFINED

Prior Id # 1:	90323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	825-129		9/22/1972		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	304	Solar Pa	9,856	C				
3/15/2004	165	Redo Kit	9,700					
10/23/1995	609	Manual	4,300					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
10/23/2008	Meas/Inspect	163	PATRIOT
11/4/2005	Info Fm Plan	BR	B Rossignol
11/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

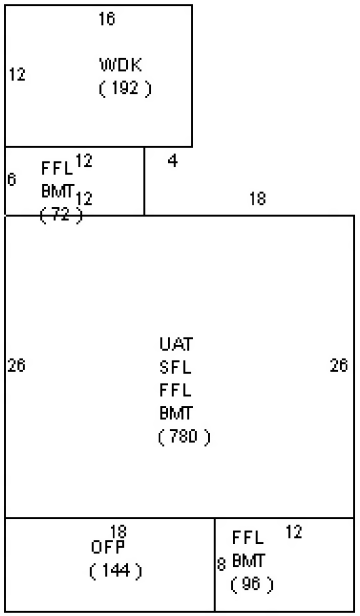
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.98000199
Adj $ / SQ:	160.224
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432359
Depreciation:	134031
Depreciated Total:	298328

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.22
Special Features:	0	Val/Su Net:	93.02
Final Total:	298300	Val/Su SzAd	172.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	48.070	45,568
FFL	First Floor	948	160.220	151,892
SFL	Second Floor	780	160.220	124,974
UAT	Upper Attic	195	112.160	21,871
WDK	Deck	192	10.980	2,109
OFP	Open Porch	144	27.400	3,945

Net Sketched Area:	3,207			Total:	350,359
Size Ad	1728	Gross Are	3792	FinArea	1923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: